

CITY OF TYLER ZONING PERMIT INFORMATION

A building permit is required for any structure that has been constructed, installed, structurally altered, or moved that has an excess value of \$100.00. Building permits are also required when a new fence is constructed or an existing fence is altered or moved. **The City of Tyler does not settle property line disputes.** It is the applicant’s responsibility to ensure fences and structures meet the required setback distances. Before digging, applicants are required to call **Gopher State One Call at 1-800-252-1166.**

PERMIT FEES

Value of Project Up to \$5,000	\$25.00	Conditional Use Permit	\$300.00
Value of Project \$5,000 - \$25,000	\$50.00	Rezoning	\$300.00
Value of Project \$25,001 - \$75,000	\$100.00	Variance Permit	\$300.00
Value of Project \$75,001 - \$125,000	\$150.00	Right-Of-Way Permit	\$25.00
Value of Project \$125,001 - \$500,000	\$250.00	Street/Alley Vacation	\$25.00
Value of Project \$500,001 - \$999,999	\$750.00		
Value of Project 1 Million +	\$1,500 for the first 1 Million plus \$2.00 for each additional \$10,000		

REQUIRED INFORMATION WHEN APPLYING FOR A PERMIT

1. A completed zoning permit application. (page 3)
2. An accurate drawing of the property. (page 4)

SETBACK REQUIREMENTS

All structures have the following setbacks (in feet):

(Specific Rules apply to Solar – See Solar Ordinance/City Code Chapter 16C)

Zoning Designation	Residential R1, R2, R3	General Business B1	Downtown D1	Commercial- Industrial C/I	Agricultural A1
Front Yard	25	25	5	25	25
Side Yard	10	5	0	5	5
Corner Lot Side Facing Street	25	25	5	5	5
Rear Yard	15	15	15	15	15

ACCESSORY BUILDING HEIGHT AND WIDTH REGULATIONS

No accessory buildings in a residential district shall be in excess of ten (10) feet in height or forty (40) feet in length. (Specific Rules apply to Solar – See Solar Ordinance/City Code Chapter 16C)

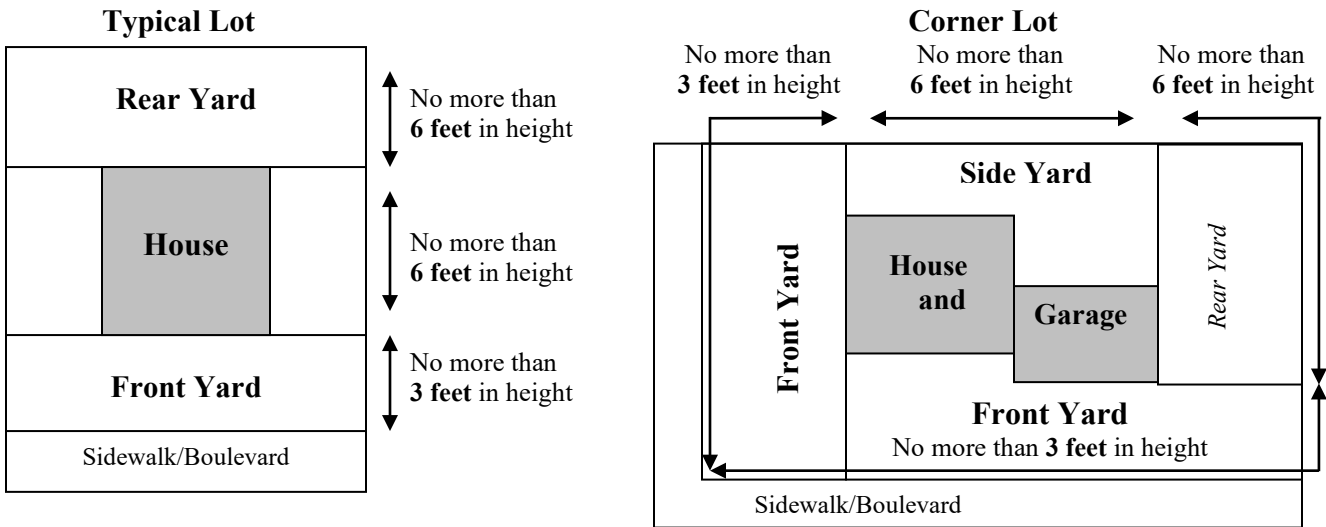
HIRING A LICENSED CONTRACTOR

The State of Minnesota requires all residential building contractors, remodelers and roofers to obtain a state license for work performed on residential real estate (as defined by Minnesota Statute 326B.802, subd.13) unless they qualify for a specific exemption from licensing requirements. By hiring an unlicensed contractor, property owners forfeit their rights to reimbursement from the Contractors’ Recovery Fund and will personally be responsible for any violation of the state building code or other applicable law or ordinance resulting from work performed on their property.

FENCE HEIGHT REGULATIONS

Location	Maximum Height
Front Yard	3 feet above ground level
Side Yard	6 feet above ground level
Rear Yard	6 feet above ground level
Corner Lots	The height of the fence shall not cause danger to traffic by obscuring the view.

In all residential districts, fences shall have the following height limitations:



FENCE CONSTRUCTION, MAINTENANCE, AND LOCATION

1. Fences are required to be structurally sound and constructed of a material reasonably suited to the purpose in which the fence is to be used. No electrical or barbed wire fences in residential zones.
2. The side of the fence considered to be the face (the finished side having no structural supports) must face the adjoining property or street right-of-way.
3. Fences shall be maintained in a condition of reasonable repair and are not allowed to become and remain in a condition of disrepair or danger.
4. The fence, including post holes and footings, should be located in such a way that the entire fence is completely within the property line.
5. The City of Tyler encourages you to discuss your fence with your neighbors before installation to help avoid a costly property line dispute. Your fence and all supporting structures must be located entirely inside your property line. The fence cannot be on the property line, on a neighbor’s property or on public property (boulevard, right of way, sidewalk area, etc.). It is your responsibility to know where your property line is, so make sure you have the property markers located before you install your fence. You may wish to hire a professional surveyor to identify your property lines, although it is not required. The City of Tyler cannot locate your property markers and does not settle private property line disputes among property owners.

CITY OF TYLER ZONING PERMIT APPLICATION

230 North Tyler Street, Tyler, MN 56178

Phone: 247-5556 Fax: 247-5557

Name		Date Received	
Address			
Home Phone Number		Other Phone Number	
Type of Construction (please check)		Zoning District (please check)	
	Addition		Residential
	Deck/Patio		General Business
	Fence (specify material)		Downtown
	Garage		Commercial-Industrial
	New or Manufactured Home		Agricultural
	Storage Building		
	Accessory / Solar		
Size of Proposed Structure		Setback from Property Lines	
Height		Front	
Width		Rear	
Depth		Side	
Estimated Cost of the Project			
<p>I hereby certify that the information contained in this building permit application is correct. I agree to do the proposed work in accordance with all Federal, State, and Local laws and ordinances. I understand that this permit is valid for a period of twelve months.</p>			
<p>_____</p> <p>Applicant's Signature and Date</p>			
FOR OFFICE USE ONLY- Must be signed by Utility Superintendent and City Administrator			
Approved by Utility Department			
Approved by City Administrator			

Comments:

ZONING PERMIT APPLICATION SKETCH

Please sketch the following information below:

- North arrow
- Lot dimensions
- Property lines
- Location and size of existing and proposed structures
- Distance from structures to property lines

IT WILL TAKE APPROXIMATELY 7 TO 10 BUSINESS DAYS TO GET A PERMIT ONCE THE PLANS AND APPLICATION HAVE BEEN SUBMITTED. YOU MAY NOT BEGIN CONSTRUCTION UNTIL A ZONING PERMIT HAS BEEN ISSUED.